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**BEFORE THE
CHIEF OF THE BUREAU OF REAL ESTATE APPRAISERS
STATE OF CALIFORNIA**

In the Matter of the Administrative Allegation
of Violation Against:

Stanley J. Tish
Real Estate Appraiser License No. 012697

Respondent.

Case No. L20200824-02

DECISION AND ORDER

The attached Stipulated Settlement is hereby adopted by the Deputy Chief of the Bureau of
Real Estate Appraisers, as the Bureau's Decision in this matter.

This Decision shall become effective on November 1, 2020.

It is so ORDERED

September 21, 2020

ORIGINAL SIGNED

Loretta Dillon

Deputy Chief of the Bureau of Real Estate Appraisers

Bureau of Real Estate Appraisers
3075 Prospect Park Drive, Suite 190
Rancho Cordova, CA 95670

Telephone: (916) 552-9021
Facsimile: (916) 464-0130

**BEFORE THE
CHIEF OF THE BUREAU OF REAL ESTATE APPRAISERS
STATE OF CALIFORNIA**

In the Matter of the Administrative Allegation of
Violation Against:

Case No. L20200824-02

Stanley J. Tish
Real Estate Appraiser License No. 012697

**STIPULATED SETTLEMENT AND
DISCIPLINARY ORDER**

Respondent.

In the interest of a prompt and speedy settlement of this matter, consistent with the public interest and mission of the Bureau of Real Estate Appraisers ("Bureau" or "BREA"), the parties hereby agree to the following Stipulated Settlement and Disciplinary Order ("Stipulated Settlement") which will be submitted to the Chief or Deputy Chief of the Bureau of Real Estate Appraisers ("Bureau Chief") for approval and adoption as the final disposition:

PARTIES

1. Aaron Klinger, acting on behalf of the Bureau of Real Estate Appraisers ("Complainant"), brings this action solely in his official capacity as Chief of Enforcement for Complainant.
2. Stanley J. Tish ("Respondent") is represented by attorney Steven J. Geller.
3. On or about September 25, 1992, the Bureau issued Real Estate Appraiser License Number 012697 to Respondent. Respondent's License will expire on March 21, 2021.

JURISDICTION

4. The Bureau initiated an investigation resulting in administrative allegation of violation.

1 5. When deemed by the Bureau Chief to be in the public interest, the Bureau Chief has
2 the authority under Business and Professions Code section 11315.5 to enter into a settlement
3 related to administrative allegation of violation of the Real Estate Appraisers' Licensing and
4 Certification Law or regulations promulgated pursuant thereto, upon any terms and conditions as
5 the Bureau Chief deems appropriate.

6 6. The administrative allegation of violation against Respondent is attached as Exhibit
7 "A" and incorporated herein by reference.

8 ADVISEMENT AND WAIVERS

9 7. Respondent has carefully read and understands the charges and allegations in the
10 administrative allegation of violation. Respondent has also carefully read and understands the
11 effects of this Stipulated Settlement.

12 8. Respondent is fully aware of his or her legal rights in this matter, including the right
13 to a hearing on the administrative allegation of violation; the right to confront and cross-examine
14 the witnesses against him or her; the right to present evidence and to testify on his or her own
15 behalf; the right to the issuance of subpoenas to compel the attendance of witnesses and the
16 production of documents; the right to reconsideration and court review of an adverse decision;
17 and all other rights accorded by the California Administrative Procedure Act and other applicable
18 laws.

19 9. Respondent voluntarily, knowingly, and intelligently waives and gives up each and
20 every right set forth above.

21 CULPABILITY

22 10. Respondent admits the truth of each and every administrative allegation of violation
23 attached as Exhibit "A", and agrees that cause exists for discipline against his or her Real Estate
24 Appraiser License.

25 11. Respondent agrees that his or her Real Estate Appraiser License is subject to
26 discipline and he or she agrees to be bound by the Bureau Chief's imposition of discipline as set
27 forth in the following Disciplinary Order.
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13. The parties understand and agree that Portable Document Format (“PDF”) or facsimile copies of this Stipulated Settlement, including PDF or facsimile signatures thereto, shall have the same force and effect as the originals.

15. In consideration of the foregoing admissions and stipulations, the parties agree that the Bureau Chief may, without further notice or formal proceeding, issue and enter the following Disciplinary Order:

IT IS HEREBY ORDERED that Respondent's Real Estate Appraisers License No. 012697 is subject to the following:

1. **45 Day Suspension.** Respondent's license is suspended for 45 days beginning on the effective date of the Decision and Order as signed by the Bureau Chief.

1 2. **Payment of Fine.** Respondent shall pay a fine in the sum of Four Thousand Dollars
2 (\$4,000.00). Payment of this fine is due thirty (30) days from the effective date of the Decision
3 and Order as signed by the Bureau Chief. Payment shall be made payable to the Real Estate
4 Appraisers Regulation Fund and mailed to the Bureau of Real Estate Appraisers, 3075 Prospect
5 Park Drive, Suite 190, Rancho Cordova, CA 95670, by check or money order and shall indicate
6 on its face the notation: "BREA Case No. L20200824-02." If payment is not received by the due
7 date, a ten (10) percent late penalty shall be added to the unpaid balance and interest will accrue
8 on the unpaid balance at the pooled money investment rate in effect at that time, until the amount
9 is paid. Respondent shall not be eligible to renew or upgrade their license if there is a past due
10 balance.

11 3. **4-Hour Laws and Regulations Course.** Respondent shall take and successfully
12 complete four hours of BREA approved education, within six (6) months from the effective date
13 of the Decision and Order, covering Laws and Regulations for California Appraisers. The course
14 may be taken on-line or in a classroom setting. Respondent must submit proof of successful
15 completion of the course within six (6) months following the effective date of the Decision and
16 Order. Respondent understands that it is his or her responsibility to ensure that the course meets
17 all of the requirements listed above and to make all necessary and preparatory arrangements to
18 take the course. Educational courses imposed as a term or condition of probation by the Chief of
19 BREA may not be credited toward Respondent's continuing education requirements required for
20 renewal of Respondent's real estate appraiser license. Failure to comply with the education
21 requirements as contained in this Disciplinary Order shall result in an automatic suspension of
22 Respondent's real estate appraiser license. In order to reinstate Respondent's license if it is
23 automatically suspended for failure to comply with the education requirement, Respondent must
24 provide BREA with the following: (i) satisfactory verification of the completion of the education
25 course or courses imposed; (ii) completion and filing of a reinstatement application; and (iii)
26 payment of all applicable fees, fines, or penalties.

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1 ACCEPTANCE

2 I have carefully read the above Stipulated Settlement. I understand the stipulation and the
3 effect it will have on my Real Estate Appraiser License. I enter into this Stipulated Settlement
4 voluntarily, knowingly, and intelligently, and agree to be bound by the Decision and Order of the
5 Bureau Chief.

6 ORIGINAL SIGNED

7 DATED: SEP 17, 2020

8 Stanley J. Tish
9 Respondent

10 I have read and fully discussed with Respondent the terms and conditions and other matters
11 contained in the above Stipulated Settlement. I approve its form and content.

12 ORIGINAL SIGNED

13 DATED: 9/17/2020

14 Steven J. Geller
15 Attorney for Respondent

16 ENDORSEMENT

17 The foregoing Stipulated Settlement is hereby respectfully submitted for the Bureau Chief's
18 consideration.

19 ORIGINAL SIGNED

20 DATED: 9/17/2020

21 Aaron Klinger
22 Chief of Enforcement
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Exhibit A

Administrative Allegation of Violation - Case No. L20200824-02

Respondent violated the California Business and Professions Code (B&P), and the California Code of Regulations (CC&R) when he:

- a) Falsely represented himself as a state certified real estate appraiser from the time his license was not renewed and was expired and not active (April 15, 2017) until his license was renewed (March 22, 2019) by:
 - i. Signing a certification in conjunction with an appraisal for an arbitration matter as "Certified General Real Estate Appraiser AG 012697".
 - ii. Including resumes in appraisal reports that identified him as "Licensed by the State of California as a Certified General Real Estate Appraiser (BREA Appraiser Identification No. AG 012697)".
 - iii. Specifically telling a client via email that he was a state certified general appraiser.

(B&P Sections 11321(a), and CC&R Sections 3702(a)(3) and 3721(a)(2)); and

- b) Failed to notify BREA of changes to his mailing address within 10 days of the change (CC&R Section 3527(a)(5)).